

## **COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, April 4, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2<sup>nd</sup> Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, April 4, 2019, at 1:15 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman  
Secretary

**DRAFT AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, April 4, 2019  
City Hall, 121 North LaSalle Street, Room 201-A  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of March 7, 2019

2. Report from the Department of Planning and Development

JOHN NUVEEN HOUSE  
3916 North Tripp Avenue

WARD 45

3. Report from the Department of Planning and Development

RAINBOW PYLONS AND THE LEGACY WALK  
Halsted Street between Melrose Street and Bradley Place

WARDS 44/46

4. Report from the Department of Planning and Development

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT  
642 North Dearborn Street  
14 West Erie Street  
17 East Erie Street  
110 West Grand Avenue  
1 East Huron Street  
9 East Huron Street  
10 East Huron Street  
16 West Ontario Street  
18 West Ontario Street  
212 East Ontario Street  
222 East Ontario Street  
716 North Rush Street  
671 North State Street  
42 East Superior Street  
44-46 East Superior Street

WARD 42

5. Context Statement

CHICAGO PUBLIC SCHOOL BUILDINGS, PRE-1940  
CONTEXT STATEMENT

VARIOUS WARDS

6. Preliminary Landmark Recommendation

(FORMER) LYMAN TRUMBULL PUBLIC SCHOOL BUILDING WARD 40  
5200-5224 North Ashland Avenue/1600-1612 West Foster Avenue

7. Schedule for a Public Hearing on Expedited Consideration of Proposed Landmark Designation and Permit Applications for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code – Announcement

Proposed Landmark Designation:

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT	WARD 42
642 North Dearborn Street	
14 West Erie Street	
17 East Erie Street	
110 West Grand Avenue	
1 East Huron Street	
9 East Huron Street	
10 East Huron Street	
16 West Ontario Street	
18 West Ontario Street	
212 East Ontario Street	
222 East Ontario Street	
716 North Rush Street	
671 North State Street	
42 East Superior Street	
44-46 East Superior Street	

Permit Applications for Demolition:

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT	WARD 42
42 East Superior Street	

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT	WARD 42
44-46 East Superior Street	

Date: Monday, April 22, 2019\*  
Location: City Hall, 121 N. LaSalle Street, Room 201-A  
Time: 9:30 a.m.  
Hearing Officer: Vice Chairman James Houlihan

\*To be continued to Tuesday, April 23, 2019, if needed, at the same time and location

8. Schedule for a Public Hearing on Expedited Consideration of Proposed Landmark Designation and Permit Applications for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code – Announcement

Proposed Landmark Designation:

PILSEN DISTRICT

WARD 25

18<sup>th</sup> Street between Leavitt and Sangamon Streets, and 13 blocks bounded by 18<sup>th</sup> Street to the north, Ashland Avenue to the west, 21<sup>st</sup> Street to the south, and Racine Avenue to the east

Permit Applications for Demolition:

PILSEN DISTRICT

WARD 25

1730 West 18<sup>th</sup> Street

PILSEN DISTRICT

WARD 25

1732 West 18<sup>th</sup> Street

PILSEN DISTRICT

WARD 25

1734 West 18<sup>th</sup> Street

PILSEN DISTRICT

WARD 25

1822 South Throop Street

Date: Wednesday, April 24, 2019\*

Location: City Hall, 121 N. LaSalle Street, Room 201-A

Time: 9:30 a.m.

Hearing Officer: Commissioner Ernest Wong

\*To be continued to Thursday, April 25, 2019, if needed, at the same time and location

9. Permit Review Committee Reports

Report on Projects Reviewed at the March 7, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of March 2019

10. Adjournment

## **NOTICE OF PUBLIC MEETING**

### **DRAFT PERMIT REVIEW COMMITTEE**

**THURSDAY, April 4, 2019**

**City Hall, 121 N. LaSalle St., Room 201-A**

**1:15 p.m.**

### **DRAFT AGENDA:**

- 1. 2300 S. Indiana** **3<sup>rd</sup> Ward**  
**Motor Row District**  
Proposed conversion of an existing six-story automotive showroom to a 200 key hotel with retail.
- 2. 1638 N. Sedgwick** **2<sup>nd</sup> Ward**  
**Old Town Triangle District**  
Proposed new construction of three-story, masonry, two-unit, residential building with a rooftop enclosure and deck.
- 3. 1849 S. Loomis** **25<sup>th</sup> Ward**  
**Proposed Pilsen District**  
Proposed new construction of three-story, six-unit, masonry, residential building.
- 4. 1853 S. Loomis** **25<sup>th</sup> Ward**  
**Proposed Pilsen District**  
Proposed new construction of three-story, three-unit, masonry, residential building.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, April 4, 2019

## DRAFT

### 1. 2300 S. Indiana

3<sup>rd</sup> Ward

#### Motor Row District

Proposed conversion of an existing six-story automotive showroom to a 200 key hotel with retail.

**Applicant:** Rakesh Sharma, McCormick Hospitality South LLC  
Mario Rosado, NORR Architects

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 3, 4, 5, 6, 7, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. As proposed, the reinstalled exterior wythe of brick on the east and north masonry piers shall match the historic piers in location, size, brick coursing and detailing. The existing historic face brick will be dismantled, salvaged, repaired, and reinstalled to the greatest extent possible. Any replacement face brick shall match the historic in size, location, texture, color, finish and profiles. Status reports shall be prepared by the applicant and presented to the Historic Preservation staff at the following project phases:
  - a. At 50% dismantlement;
  - b. At 100% dismantlement indicating how much face brick is salvageable and can be reinstalled
  - c. Final Reassembly Report at the completion of reinstallation including as-built elevations indicating the amount and location of salvaged façade materials reused in the completed project.Any unforeseen conditions or changes to scope shall be reported to Historic Preservation staff;
2. As proposed, new aluminum replacement windows shall match the dimensions and profiles of the existing steel windows as closely as possible. Proposed replacement window details shall be refined to better conceal the structural elements of the window, while allowing the simulated vents to be distinguished within the middle of each window. Existing and proposed details of exterior profiles shall be submitted with the permit application;

3. As proposed, the canopy over the entrance on the east façade shall have a dark, factory-applied finish to match storefronts;
4. As proposed, the new storefronts shall have a dark, factory-applied finish, with enlarged, dimensioned details submitted with permit plans;
5. The southeast rooftop mechanical unit shall be relocated further northwest to minimize its visibility; and,
6. No signage is approved at this time. A sign package shall be provided to Historic Preservation staff for review for approval prior to sign permit application submission.

## 2. 1638 N. Sedgwick

2<sup>nd</sup> Ward

### Old Town Triangle District

Proposed new construction of three-story, masonry, two-unit, residential building with a rooftop enclosure and deck.

**Applicant:** Greg Greif, owner  
Jeff Funke, Funke Architects, LLC

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The proposed standard -sized dark red brick (Williamsburg Tudor brick produced by Sioux City Brick) is approved. The mortar color shall match the color of the face brick. Brick and mortar samples shall be submitted with the permit application;
2. As proposed, the fiberglass cornice shall be painted;
3. The rooftop stair enclosure shall be reduced in size to provide stair access only and limit its visibility, and the cladding of the rooftop enclosure shall be a dark, non-reflective color; and,
4. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

## 3. 1849 S. Loomis

25<sup>th</sup> Ward

### Proposed Pilsen District

Proposed new construction of three-story, six-unit, masonry, residential building.

**Applicant:** Zocalo Development LLC – 1851 Loomis, owner  
John Hanna, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the

Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following conditions:

1. As proposed, the front elevation and first 5' of side elevations are proposed to be clad with standard modular sized brown-red Yankee Hill brick, with remainder of side and rear elevations in utility size brick. The color of the mortar shall be revised to be consistent with the color of the brick. Historic Preservation staff shall review and approve all material samples with permit application; and,
2. The rooftop enclosures shall be reduced in size to only provide stair access and the stucco finish shall be revised to either masonry or metal panel in a dark, non-reflective, finish.

**4. 1853 S. Loomis**

**25<sup>th</sup> Ward**

**Proposed Pilsen District**

Proposed new construction of three-story, three-unit, masonry, residential building.

**Applicant:** Zocalo Development LLC – 1851 Loomis, owner  
John Hanna, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following conditions:

1. As proposed, the front elevation and first 5' of side elevations are proposed to be clad with standard modular sized light red Yankee Hill brick, with remainder of side and rear elevations in utility size brick. The color of the mortar shall be revised to be consistent with the color of the brick. Historic Preservation staff shall review and approve all material samples with permit application; and,
2. The rooftop enclosures shall be reduced in size to only provide stair access and the stucco finish shall be revised to either masonry or metal panel in a dark, non-reflective, finish.